018.0	0004	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 793,000 / 793,000
					USE VALUE: 793,000 / 793,000
					ASSESSED: 793,000 / 793,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON ANNE V
Owner 2:	
Owner 3:	
Street 1:	44 ELIOT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOLINOFF MARK J/MARGARET -
Owner 2:	-
Street 1:	44 ELIOT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Asbestos Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6791.000	262,800		530,200	793,000
Total Card	0.156	262,800		530,200	793,000
Total Parcel	0.156	262,800		530,200	793,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 656.46 /Parcel: 656.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12765

GIS Ref

GIS Ref

Insp Date 11/08/17

!1524!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	262,800	0	6,791.	530,200	793,000		Year end	12/23/2021
2021	101	FV	254,600	0	6,791.	530,200	784,800		Year End Roll	12/10/2020
2020	101	FV	254,900	0	6,791.	530,200	785,100	785,100	Year End Roll	12/18/2019
2019	101	FV	216,100	0	6,791.	686,100	902,200	902,200	Year End Roll	1/3/2019
2018	101	FV	216,100	0	6,791.	436,600	652,700	652,700	Year End Roll	12/20/2017
2017	101	FV	216,100	0	6,791.	399,200	615,300	615,300	Year End Roll	1/3/2017
2016	101	FV	216,100	0	6,791.	324,300	540,400	540,400	Year End	1/4/2016
2015	101	FV	203,500	0	6,791.	324,300	527,800	527,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:07:20

LAST REV

Date	Time
03/29/19	10:10:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1524

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOLINOFF MARK J	1264-104		2/14/2003		469,000	No	No		
SCEARBO DANIEL	1252-24		5/13/2002		430,000	No	No		
	1199-106		1/13/1999	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	12765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2012	508	Manual	1,500					add 4 supply 1 ret
2/24/2012	175	Addition	104,300					add 1st floor add.
1/15/2010	26	Re-Roof	5,400					
7/17/2002	559	Foundati	4,000	O		G4	GR FY04	FOUNDATION PERMIT
2/3/1999	66	Add Bath	10,200					ADD 1/2 BATH-REM K
3/15/1993	63		2,000					REMODEL PORCH
2/16/1993	36	Manual	2,000					REP/TERMITE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2017	TTL REFUSAL	BS	Barbara S
2/23/2009	Meas/Inspect	163	PATRIOT
10/12/1999	Measured	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6791		Sq. Ft.	Site		0	85.	0.92	2									530,173						530,200	

Total AC/HA:	0.15590	Total SF/SM:	6791	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	530,173	Spl Credit		Total:	530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj $ / SQ:	141.061
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322896
Depreciation:	60059
Depreciated Total:	262837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

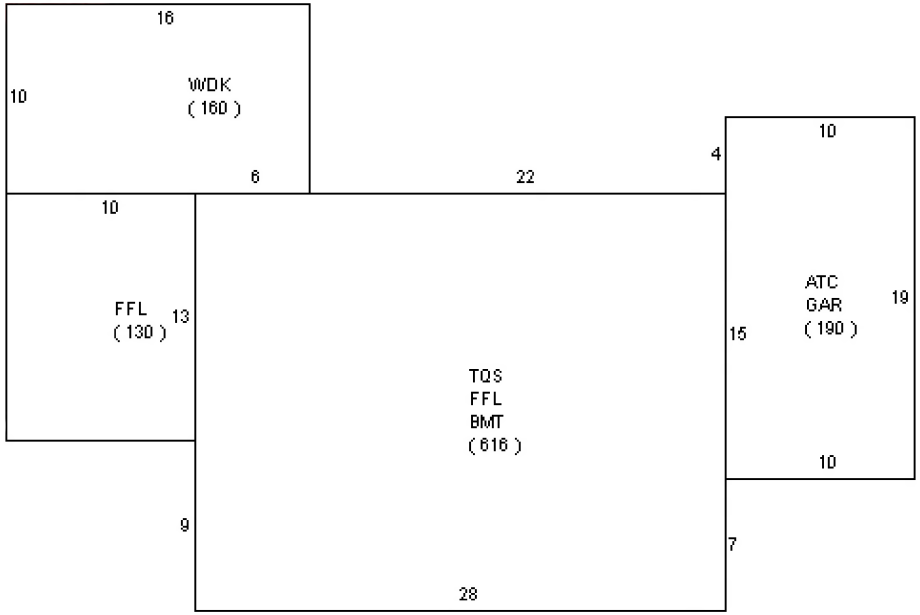
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.17
Special Features:	0	Val/Su Net:	117.27
Final Total:	262800	Val/Su SzAd	206.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	746	141.060	105,231
BMT	Basement	616	42.320	26,068
TQS	3/4 Story	462	141.060	65,170
GAR	Garage	190	26.750	5,082
WDK	Deck	160	11.640	1,862
ATC	Attic	67	84.640	5,628

Net Sketched Area:	2,241			Total:	209,041
Size Ad	1274.5	Gross Area	2518	FinArea	1208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc